

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	92		
Program Progress:							
% of Funds Committed	100.00 %	96.14 %	1	96.45 %	100	100	
% of Funds Disbursed	84.41 %	88.33 %	57	87.93 %	21	25	
Leveraging Ratio for Rental Activities	3.77	5.75	49	4.73	36	42	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	77.35 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	44.86 %	70.06 %	65	70.15 %	12	13	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	77.05 %	78.42 %	60	80.67 %	29	31	
% of 0-30% AMI Renters to All Renters***	54.92 %	39.86 %	24	45.30 %	72	68	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	86.07 %	92.91 %	77	95.32 %	9	11	
Overall Ranking:			In State:	40 / 92	Nationally:	41 44	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$46,386	\$34,639		\$26,635	122 Units	46.90 %	
Homebuyer Unit	\$56,173	\$20,710		\$14,938	52 Units	20.00 %	
Homeowner-Rehab Unit	\$38,042	\$27,349		\$20,675	47 Units	18.10 %	
TBRA Unit	\$11,537	\$2,736		\$3,216	39 Units	15.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): El Monte CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

3.5 %

1.1 %

R.S. Means Cost Index: 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	17.1	3.8	29.8	0.0	Single/Non-Elderly:	4.8	7.7	12.8	0.0
Black/African American:	1.9	1.9	0.0	0.0	Elderly:	71.4	1.9	36.2	0.0
Asian:	35.2	9.6	2.1	0.0	Related/Single Parent:	9.5	5.8	23.4	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	7.6	73.1	25.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	5.7	11.5	2.1	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	1.9	1.9	2.1	0.0					
Asian/Pacific Islander:	1.0	25.0	0.0	0.0					
ETHNICITY:									
Hispanic	42.9	57.7	66.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	58.1	1.9	25.5	0.0	Section 8:	0.0	0.0 [#]		
2 Persons:	23.8	15.4	31.9	0.0	HOME TBRA:	1.0			
3 Persons:	5.7	15.4	12.8	0.0	Other:	1.0			
4 Persons:	4.8	38.5	6.4	0.0	No Assistance:	98.1			
5 Persons:	1.9	19.2	10.6	0.0					
6 Persons:	1.9	9.6	6.4	0.0					
7 Persons:	0.0	0.0	2.1	0.0					
8 or more Persons:	3.8	0.0	4.3	0.0	# of Section 504 Compliant Units / Completed Units Since 2001		0		

* The State average includes all local and the State PJs within that state

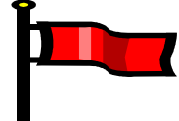
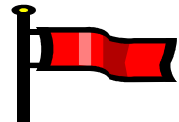
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): El Monte State: CA Group Rank: 41
 (Percentile)
 State Rank: 40 / 92 PJs Overall Rank: 44
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	44.86	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	77.05	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	86.07	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	2.11	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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